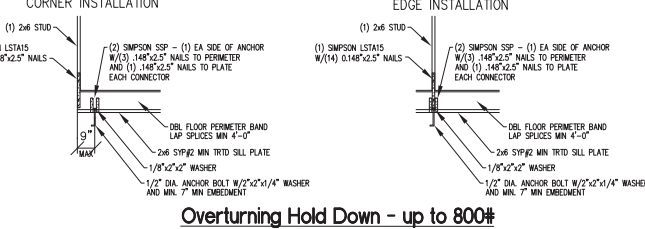


- NOTES:**
- THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
  - ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF EXCEL HOMES' BUILDER. FOUNDATION, WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
  - REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
  - LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULING BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2" X 6" X 12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
  - FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE W/ ALL APPLICABLE CODES.
  - FOUNDATION SIZES REFLECT WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STRYFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMMODATE.
  - PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE W/ 16d NAILS AT 16" O.C.
  - INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
  - SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
  - CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
  - SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
  - GFCI RECPIT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
  - BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS



**PFS Corporation  
Northeast Region  
APPROVED  
H Raup - 3  
2/27/15  
Approval limited to  
Factory Built Portion**

PTL#:	Kim 4355	STATE:	ME
<input checked="" type="checkbox"/> PD	<input type="checkbox"/> QON	<input type="checkbox"/> OSN	<input type="checkbox"/> BSD
BUILDER:	<b>MTR DEV., LLC</b>		
CUSTOMER/PROJECT:	<b>COPE</b>		
<p>Keiser HOMES Keiser Home Brand Built By Excel Homes of Maine.</p>			
<p><b>THIS DRAWING WAS EXTRACTED FROM APPROVED PLANS AND/OR APPROVED SYSTEMS DRAWINGS</b></p>			
NAME _____		DATE _____	
<p>THIS DRAWING AND DESIGN IS THE PROPERTY OF EXCEL HOMES GROUP, LLC. ANY REPRODUCTION OF THE DRAWING OR DESIGN IS PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT OF EXCEL HOMES GROUP, LLC.</p> <p>ADJUSTMENTS MADE FOR CODE COMPLIANCE AND PRODUCTION CAPABILITY.</p> <p>DRAWING MAY BE REVERSED</p>			
DRAWN:	CHECKED:	WNC	
SJP	SJP		
DESCRIPTION:			
DATE:	1-22-15		
NO.:	PD1 1-22-15 PD2 1-23-15		
DRAWING TITLE:	<b>FOUNDATION PLAN</b>		
SCALE:	NTS		SHEET: <b>5</b>